

CHURCHILL
COUNTRY & EQUESTRIAN



NEWDIGATE PLACE
RUSPER, WEST SUSSEX

NEWDIGATE PLACE

PARTRIDGE LANE, NEWDIGATE, DORKING, WEST SUSSEX, RH5 5BP

A 4 Bedroom detached house to be sold with planning permission to extend. There is also an existing brick built 2/3 bedroom, detached bungalow. A large barn/warehouse, log cabin/lakehouse and swimming pool are all to be included in the permission to renew and replace. Land of c.8.5 acres.

Planning application number: TBA

A rare development / renovation opportunity with excellent planning to extend the house, replace the lake house and swimming pool and create stables, a sand school and double garage.

Set back from the road along a long private driveway, Newdigate Place is situated in a rural position not far from the villages of Rusper and Newdigate.



The Property

4 BEDROOM 1960'S HOUSE WITH 2/3 BEDROOM ANCILLARY ACCOMODATION AND EXCELLENT PLANNING TO CREATE THE BELOW:

PLANNING FOR

GROUND FLOOR

- ~ Entrance Hall
- ~ Large Kitchen & Dining Room
- ~ Living Room
- ~ Triple Aspect Family Room
- ~ Library
- ~ Office
- ~ WC
- ~ Utility Room

FIRST FLOOR

- ~ Master bedroom with en-suite
- ~ Further double bedrooms
- ~ Family bathroom

GARDENS & GROUNDS

- ~ Large private garden
- ~ Two ponds
- ~ Swimming pool
- ~ Double garage

EQUESTRIAN FACILITIES

- ~ 4 stables
- ~ Sand school

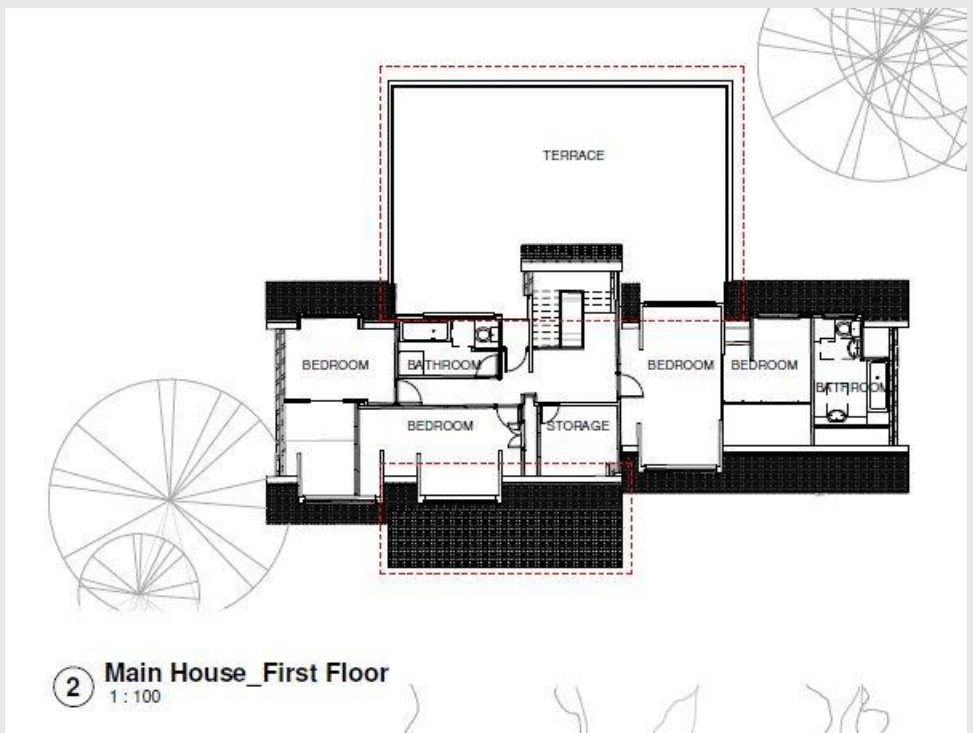
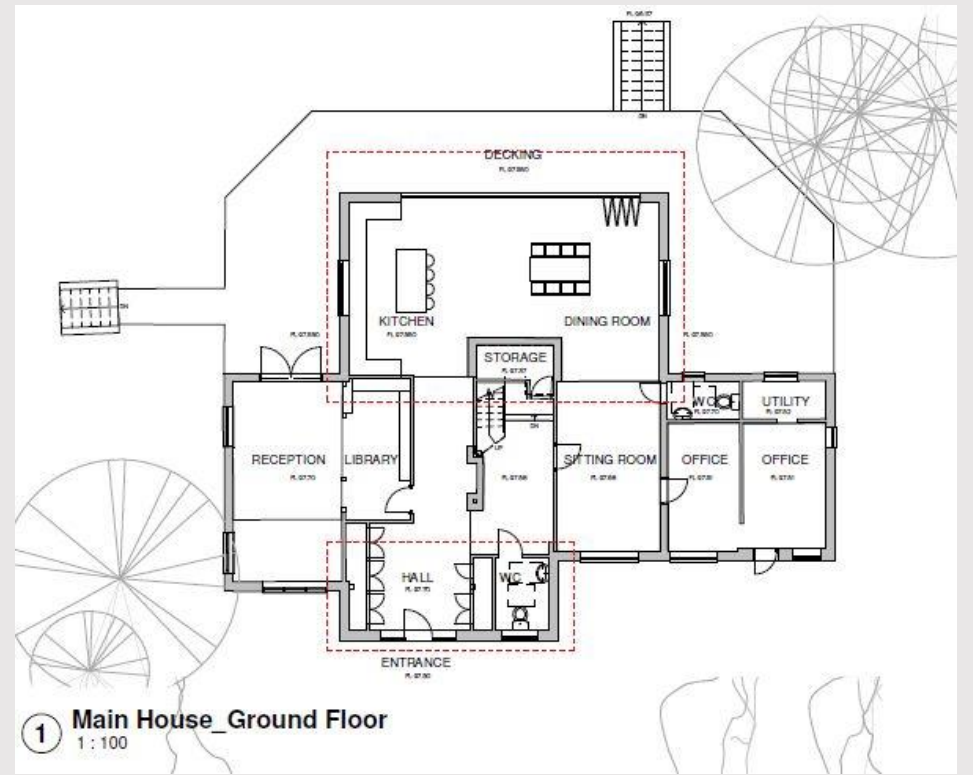
OUTBULDINGS

- ~ Warehouse (existing)
- ~ Lake house / cabin

THE LAND

In all, the land extends to c.8 1/2 acres, approximately 4 of which are pasture.







LOCATION

Newdigate Place is situated down a quite private lane, in close proximity to both Rusper and Newdigate villages. Train service nearby with direct routes to London Victoria and London Bridge.

There are a range of well-respected schools in the area including Pennthorpe, Christ's Hospital, Farlington and Cottesmore. London, Gatwick Airport, Guildford and Brighton are all easily reached and both the A24 and M23 are close by offering good road links.

FURTHER INFORMATION

Services: LPG, mains water, private drainage

Local authority: Mole Valley District Council

Tax Band: G

EPC: G

Tenure: Freehold

Photographs: Taken January 2021

Viewings: All viewings are strictly by appointment only through Churchill Country & Equestrian Estate Agents – 01403 700222.

Promap: For indicative purposes only, not to scale.



